

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 5 Henderson Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,200,000

### Median sale price

Median price \$1,730,000

Property Type House

Suburb South Melbourne

Period - From 01/10/2022

to 30/09/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	138 Albert St PORT MELBOURNE 3207	\$2,360,000	25/06/2023
2	191 Albert St PORT MELBOURNE 3207	\$2,025,000	21/10/2023
3	13 Henderson St SOUTH MELBOURNE 3205	\$1,950,000	11/09/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/10/2023 16:24



3   2   2

**Property Type:** House  
**Land Size:** 193 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000  
**Median House Price**  
Year ending September 2023: \$1,730,000

## Comparable Properties



**138 Albert St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$2,360,000  
**Method:** Private Sale  
**Date:** 25/06/2023  
**Property Type:** House (Res)  
**Land Size:** 335 sqm approx



**191 Albert St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3   2   -

**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)



**13 Henderson St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2023  
**Property Type:** House (Res)  
**Land Size:** 187 sqm approx

**Account - Marshall White** | P: 03 9822 9999